

023.0

0001

0035.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

897,100 / 897,100

USE VALUE:

897,100 / 897,100

ASSESSED:

897,100 / 897,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
37-39		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONVERY MICHAEL	
Owner 2: RIBEIRO JENNIFER	
Owner 3:	
Street 1: 37 AMSDEN ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: RIBEIRO JOSE -
Owner 2: -
Street 1: 25 BRUNSWICK RD
Twn/City: BOSTON
St/Prov: MA
Postal: 02476

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION
This parcel contains .107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2280 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
R2
TWO FAMIL
100
water
Sewer
Electri
Census:
Flood Haz:
D
Topo
1
Level
s
Street
t
Gas:

BUILDING PERMITS
Date
Number
Descrip
Amount
C/O
Last Visit
Fed Code
F. Descrip
Comment

5/29/2014	551	Re-Roof	6,400						
5/21/2001	315	Porch	7,600	C					REBUILD REAR PORCH

ACTIVITY INFORMATION
Date
Result
By
Name

7/29/2017	MEAS&NOTICE	HS	Hanne S
6/19/2014	External Ins	PC	PHIL C
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		CM	

LAND SECTION (First 7 lines only)
Use
Code
Description
LUC
Fact
No of Units
Depth / PriceUnits

Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4657	Sq. Ft.	Site	0	80.	1.20	1						447,769					447,800		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	Kits: 2	Rating: Average	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units 1											
Jurisdct:		Fact: .	Const Mod:	Other													
Lump Sum Adj:				Upper													
				Lvl 2													
				Lvl 1													
				Lower													
				Totals	RMs: 11	BRs: 5	Baths: 2	HB									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Name:				Interior:	1	6	3						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:						Additions:	1	5	2						
Electric: 3 - Typical	Insulation: 2 - Typical	Adj \$ / SQ: 195.897	Other Features: 101500	Kitchen:													
Int vs Ext: S	Heat Fuel: 2 - Gas	NBHD Inf: 1.00000000	Grade Factor: 1.00	Baths:													
Heat Type: 5 - Steam	# Heat Sys: 2	NBHD Mod:	LUC Factor: 1.00	Plumbing:													
% Heated: 100	% AC:	Adj Total: 649607	Juris. Factor: 1.00	Electric:													
Solar HW: NO	Central Vac: NO	Depreciation: 201378	Special Features: 0	Heating:													
% Com Wal	% Sprinkled	Deprecated Total: 448228	Final Total: 448200	General:													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0001-0035.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	AV	2010	3.23	T	7.2	104			1,100		1,100
2	Frame Shed	D	Y	1	7X9	A	AV	2016	0.00	T	2.4	104					
More: N	Total Yard Items:	1,100	Total Special Features:			Total:	1,100										
IMAGE 																	